

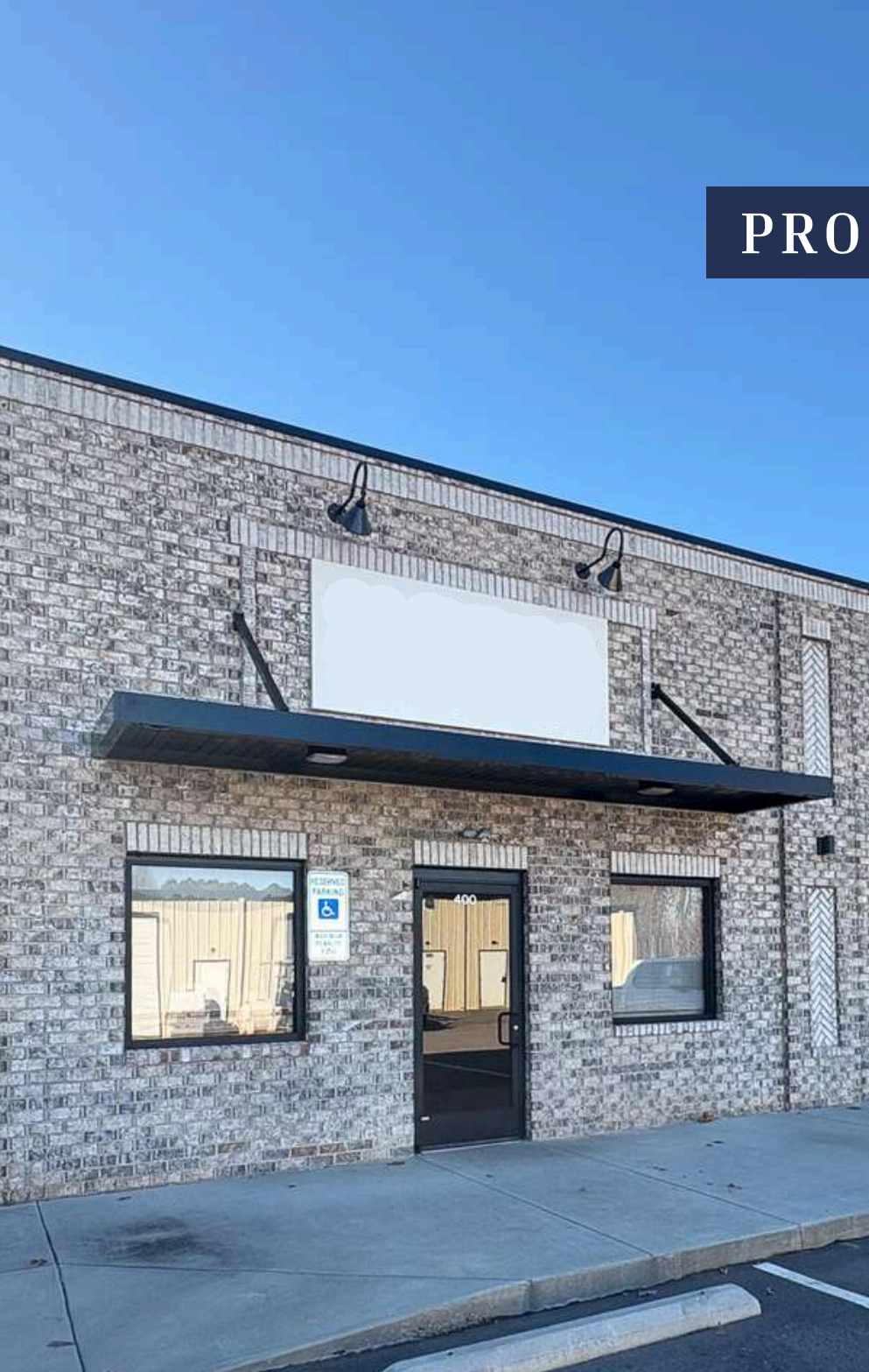
NOW PRE-LEASING

Park Place Commons - Phase II

397 Park Ave, Youngsville, NC 27596



PROPERTY SUMMARY

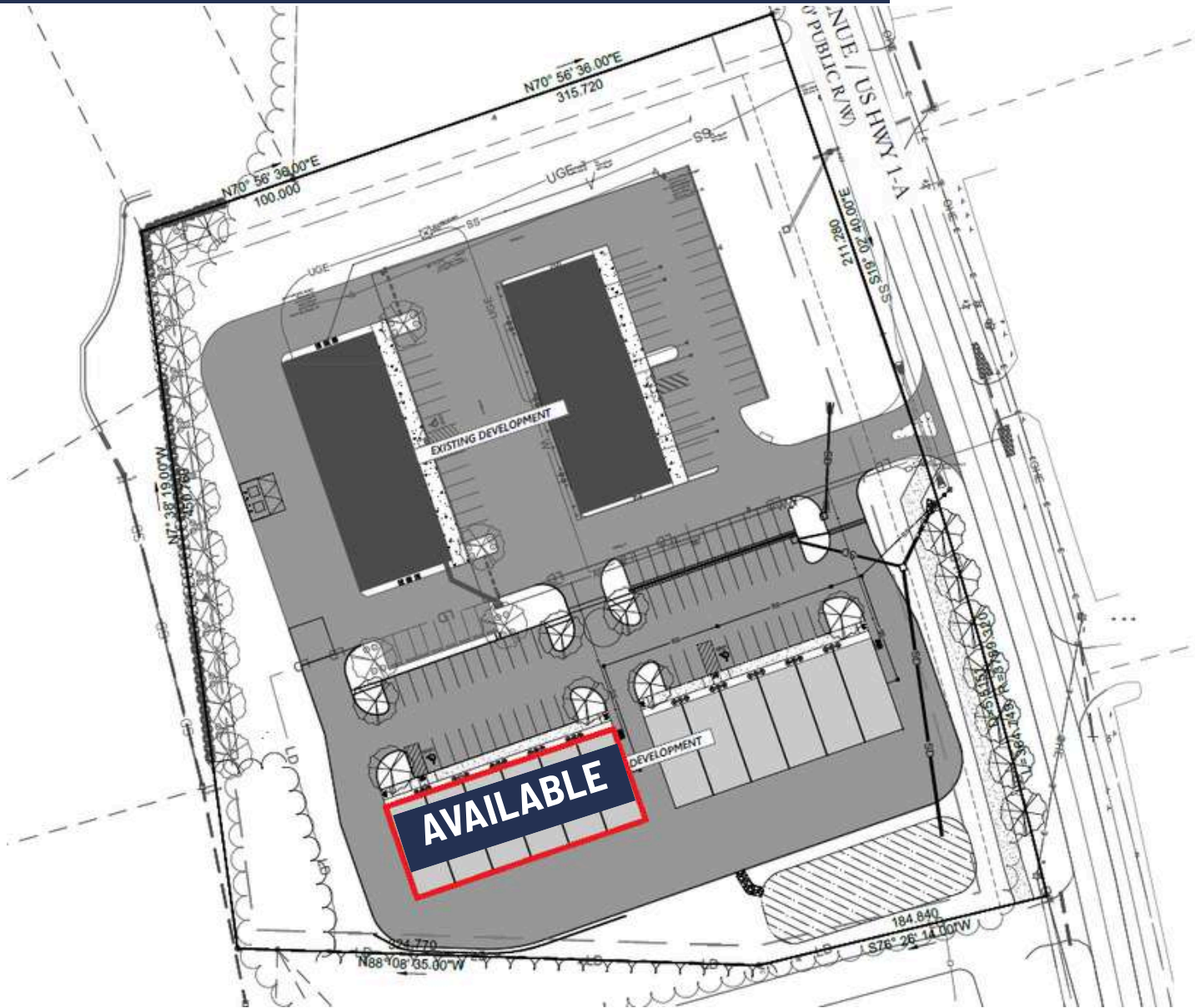


ADDRESS	397 Park Ave – Building 4
SIZE	1,500 - 9,000 SF
RENT	\$22.00 SF Full Service
DELIVERY	July 2026

HIGHLIGHTS

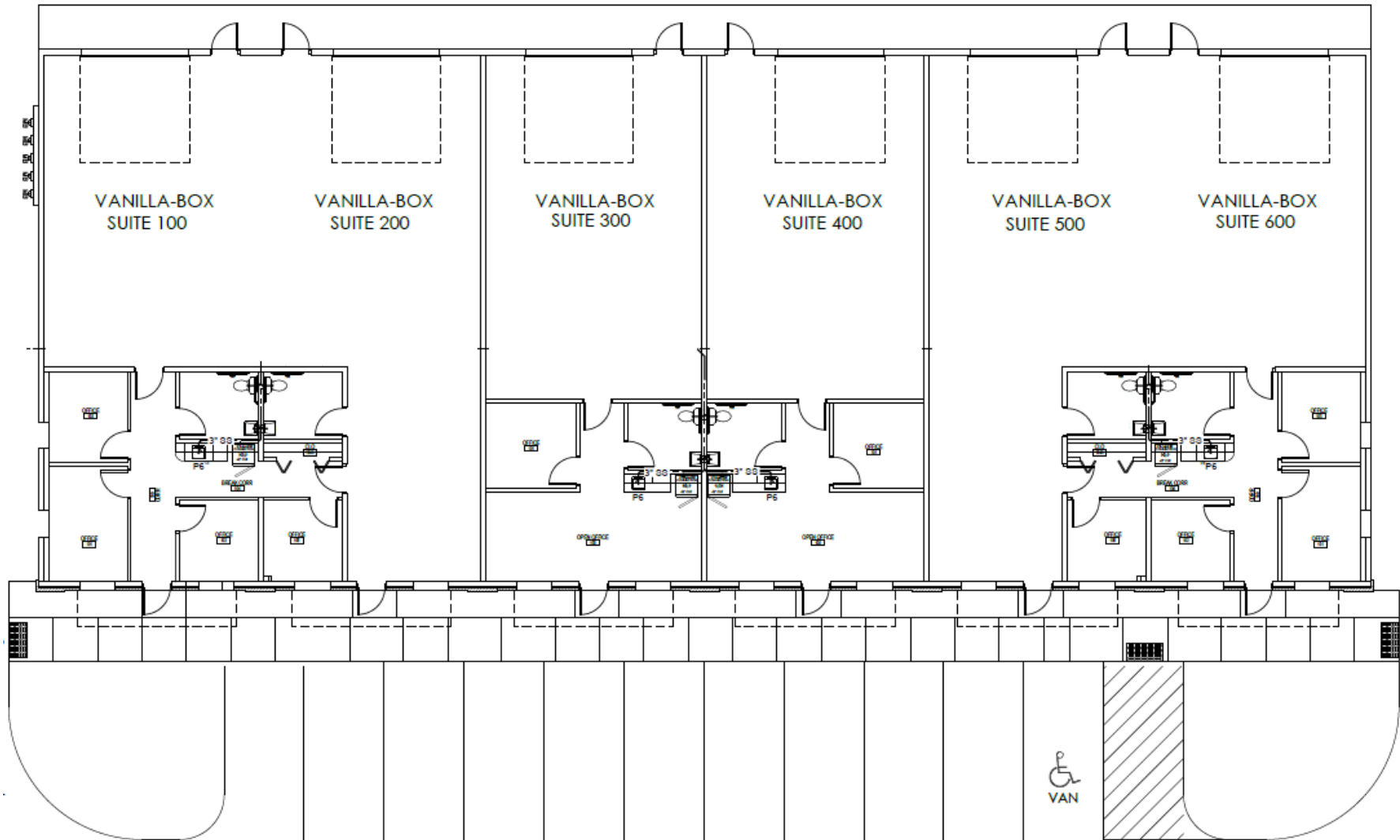
- Now Pre-Leasing: 1,500 - 9,000 SF Flex Suites
- New Construction Class A Flex: Located in 36,000 SF Flex Park
- Turnkey Flex Space: Landlord offering full build-out
- Warehouse:
 - 14' Clear Ceiling Heights
 - 12' x 12' Drive-In Door
- Situated 1 Mile from US-1
- Just 1.5 Miles from Downtown Youngsville

SITE PLAN



AVAILABLE

PROPOSED FLOORPLAN





CAPTIVEARE
Commercial Kitchen Ventilation

Plan-IT-ROI
US1N4RTH
COMMERCE CENTER



22,324 - ADT

FOOD LION

SITE

MOSCA Design **amcor**
THE PERFORMANCE LAB **ABC HOSIERY**



FIRE YOUNGVILLE DEPT. **YAH**
YOUNGVILLE ANIMAL HOSPITAL

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